## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000	&	\$800,000
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#### Median sale price

Median price	\$412,500	Pro	perty Type	Unit		Suburb	Carlton
Period - From	01/04/2023	to	30/06/2023		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	13/26 Little Cardigan St CARLTON 3053	\$882,000	11/05/2023
2	7/1 Owen St CARLTON 3053	\$845,000	13/05/2023
3	71/121 Rathdowne St CARLTON 3053	\$755,000	03/07/2023

OR

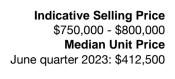
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/09/2023 11:47





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Property Type: House (Previously Occupied - Detached) Agent Comments

## Comparable Properties



13/26 Little Cardigan St CARLTON 3053 (REI)

**-**2

**Agent Comments** 

Price: \$882.000

Method: Expression of Interest

Date: 11/05/2023

Property Type: Apartment



7/1 Owen St CARLTON 3053 (VG)

**-**2



Price: \$845,000 Method: Sale Date: 13/05/2023

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



71/121 Rathdowne St CARLTON 3053 (REI)





Price: \$755,000 Method: Private Sale Date: 03/07/2023

Property Type: Apartment

**Agent Comments** 

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